

LOT 3 CALLAWAY S/D UNIT 1.
819-193, 884-1238, WD 1034-199,

ARMENTEROS PAOLA/QUILES FRANCES
162 SW HANCOCK ST
LAKE CTIY, FL 32024

2026

15-4S-16-03023-103

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 50
Interior Floo	13	LAM/VNLPLK 30
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units	0	100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	07	07
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	15416.050 1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	450	100		450	45,133
BAS	1,609	100		1,609	161,375
FEP	252	80		202	20,260
FGR	473	55		260	26,077
FOP	36	30		11	1,103
FOP	300	30		90	9,027

TOTALS	3,120			2,622	262,974
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0180	FPLC 1STRY	0 100	0	0	1.00	UT	2,000.00	
2	0166	CONC, PAVMT	0 100	0	0	1,422.00	UT	2.00	
3	0296	SHED METAL	0 100	0	0	1.00	UT	600.00	
4	0261	PRCH, UOP	0 100	0	0	1.00	UT	0.00	
5	0261	PRCH, UOP	0 100	0	0	1.00	UT	0.00	
6	0120	CLFENCE 4	0 100	0	0	1.00	UT	0.00	
7	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		00	0.00	0.00	1.00

MARKET ADJUSTMENTS

1 SINGLE FAM 100% - 2022

Heated Area: 2059

HX Base Yr 2022

Floor plan diagram showing areas FEP, FOP, BAS, and FGR with dimensions. The diagram includes a large central area labeled BAS, a smaller area labeled FEP, a rectangular area labeled FOP, and a complex area labeled FGR. Dimensions are provided for various segments of the plan.

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/03/2025 MLU

TOTAL OB/XF									
10,844									

TOTAL OB/XF															10,844		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE						
00	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00							

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		262,974	
TOTAL MARKET OB/XF VALUE		10,844	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		308,818	
SOH/AGL Deduction		35,740	
ASSESSED VALUE		273,078	
TOTAL EXEMPTION VALUE		HX HB WX 98 273,078	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		308,818	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		308,818	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048586	Roof Replacement	17,700	11/06/2023
5718	ADDN SFR	205	04/11/2007
23509	ADDN SFR	120	08/18/2005
15776	SFR	255	07/14/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1443/638	7/23/2021	WD	Q	I	01
GRANTOR: WHITE TOMMY D					
GRANTEE: ARMENTEROS PAOLA					
1227/0744	12/29/2011	WD	Q	I	01
GRANTOR: RUTH KOONS FNA RUTH L					
GRANTEE: TOMMY D & MARGARET					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[ORIG=0,0] W23 W29 S34 E12 N2 N6 E6 S6 E12 N4 E11 S3 E11 N5 U2R2 N4 U2L2 N18 \$									
FGR=[ORIG=-22,32] S19 E22 N20 W11 N3 W11 S4 \$									
BAS=[ORIG=0,18] E25 N18 W25 S18 \$									
FEP=[ORIG=-23,0] N12 W21 S12 E21 \$									
FOP=[ORIG=-40,32] E6 N6 W6 S6 \$									
FOP=[DPR_YEAR=2021;ORIG=25,-12] W25 S12 E25 N12 \$									